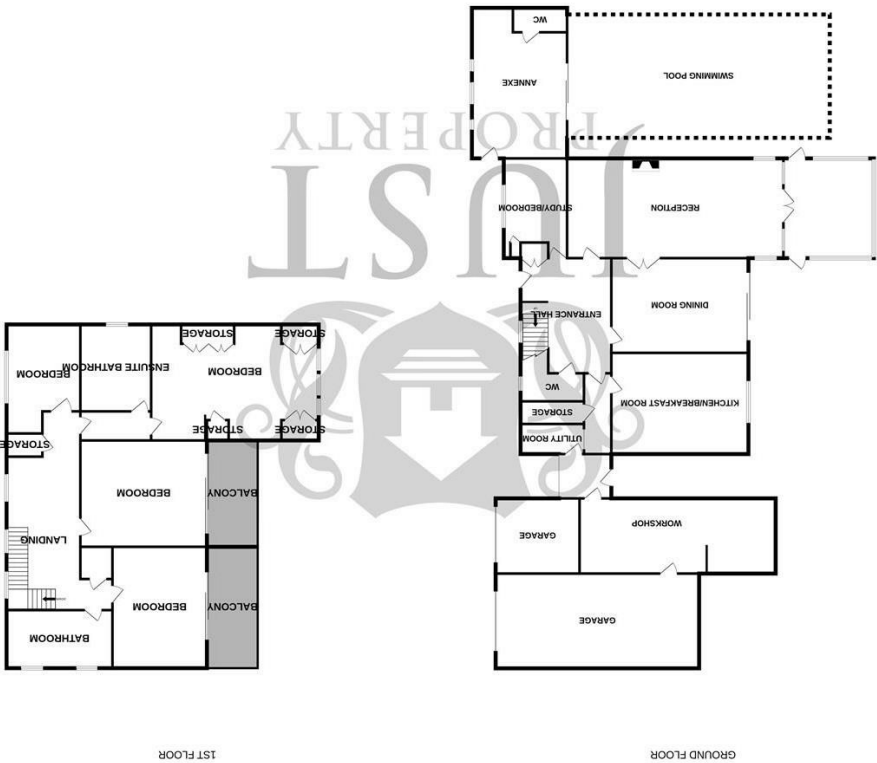
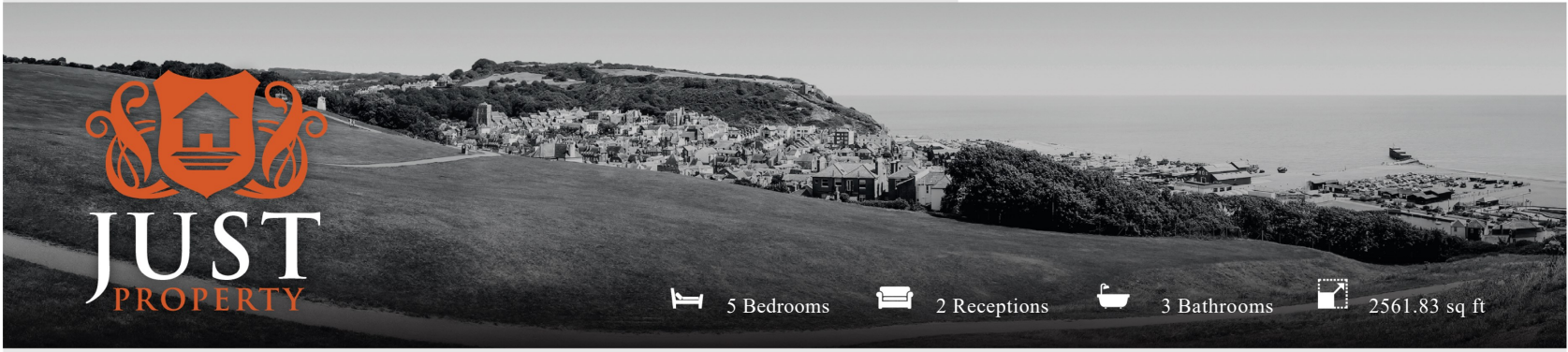




England & Wales		EU Directive 2002/91/EC
Energy Efficiency Rating	Current	Potential
	Very energy efficient - lower running costs	
A		(92 plus)
B		(81-91)
C		(69-80)
D		(55-68)
E		(39-54)
F		(21-38)
G		(1-20)
		Not energy efficient - higher running costs



[www.justproperty.net](http://www.justproperty.net)



5 Bedrooms 2 Receptions 3 Bathrooms 2561.83 sq ft

189 Harley Shute Road, St. Leonards-On-Sea, TN38 9JJ

Freehold

£666,666







Freehold

£999,999

5 Bedrooms 2 Receptions 3 Bathrooms 2561.83 sq ft

## PROPERTY DETAILS

This immaculately presented, detached family home offers an impressive five-bedroom layout and occupies a substantial double-width plot in the highly sought-after St Leonards area. Ideally located, the property benefits from proximity to local bus routes, reputable schools, a range of amenities, and West St Leonards mainline railway station.

The property boasts an abundance of space, with accommodation that includes a downstairs cloakroom, a generously proportioned 26'4" x 13'2" sitting room featuring a charming fireplace as its focal point. Adjoining this space is a double-glazed conservatory that provides a serene view of the outdoor swimming pool and well maintained gardens. The well-equipped kitchen is a highlight, complete with integrated appliances and a central island, perfect for both cooking and entertaining. A separate dining room provides additional space, while a practical utility room offers a convenient area for laundry and storage. In addition to the main living areas there is a versatile study or potential downstairs bedroom.

Continuing upstairs, the first floor features a spacious 18'6" x 12'8" master bedroom, complete with built-in wardrobes, a window seat, as well as an en-suite bath/shower room. There is also a re-fitted family bathroom serving the remaining bedrooms, along with three further well-proportioned double bedrooms. Notably, two of the bedrooms on the first floor enjoy the benefit of a balcony that overlooks the rear gardens.

Externally, the property is equally impressive, with a sweeping in-and-out carriage driveway providing ample off-road parking. The rear gardens are level, featuring a combination of patio and lawn areas, making it an ideal space for outdoor entertaining and relaxation. Additionally, there is a self-contained Annexe, currently used as an office, as well as a substantial double garage.

To arrange access to this spectacular property, please contact the vendors choice of sole agents, Just Property on 01424 444 100.

## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	12'9" x 12'2" (3.91m x 3.71m)
Study/Bedroom	Bedroom
12'0" x 8'11" (3.66m x 2.74m)	12'4" x 9'8" (3.78m x 2.97m)
Reception Room	Bedroom
26'4" x 13'2" (8.03m x 4.01m)	12'0" x 8'11" (3.66m x 2.74m)
Sun Room	Bathroom
13'5" x 13'1" (4.11m x 4.01m)	9'8" x 6'7" (2.95m x 2.03m)
Dining Room	Annexe
17'3" x 12'2" (5.28m x 3.71m)	22'0" x 14'6" (6.71m x 4.42m)
Downstairs WC	WC/Shower Room
Kitchen/Breakfast Room	Rear Gardens
16'4" x 11'1" (5.00m x 3.40m)	Swimming Pool
Utility Room	Carriage Driveway
Stairs To First Floor	Double Garage
First Floor Landing	29'7" x 14'9" (9.02m x 4.52m)
Bedroom	Workshop
18'6" x 12'8" (5.64m x 3.86m)	
En-suite Bathroom	
11'3" x 6'11" (3.45m x 2.13m)	

## FEATURES

- Five Bedroom Detached Family Home
- Double Width Plot
- 26'4" x 13'2" Reception Room
- 18'6" x 12'8" Master Bedroom
- Renovated Kitchen/Reception Room
- Heated outdoor Swimming Pool
- Studio/Office Annexe
- Substantial Double Garage
- Carriage Driveway
- Fantastic West St Leonards Location



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.